

BEXLEYHEATH

210a BROADWAY

DA6 7BD

LINAYS

COMMERCIAL

26A STATION SQUARE
PETTS WOOD, ORPINGTON,
KENT. BR5 1NA
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LEASE AVAILABLE – LOCK UP SHOP UNIT – A1 RETAIL USE

Location

Bexleyheath is a popular residential suburb located in North Kent. The area has good road communications with the A2 just to the south providing direct access to Junction 1a of the M25 motorway.

The premises are situated in a prominent position and surrounding occupiers including HSBC Bank, TG Baynes., Hidden Hearing and Acorn Estate Agents.

There is a large public pay and display car park in close proximity



Archive photo, new photo to follow

Description/Features

Comprises a mid-terrace shop unit currently arranged to provide front sales area with partitioned rear kitchen/staff accommodation and cloakroom/ WC.

The unit is currently trading as a hairdressers and includes the following features (all untested):-

- Electric security shutter
- Suspended ceiling
- Glazed shop front
- Tiled floor to sales area

Accommodation

(with approximate dimensions and floor areas)

Shop

Net Frontage: 15'7" 4.7m

Sales Depth: 29'4 8.9m

Sales Area Approx: 520 sq ft 48m²

Kitchen & W.C

Terms

The premises are let upon the basis of a effectively full repairing and insuring lease for a term of 5 (Five) years from March 2017 at a rental of **£17,500 per annum** subject to a review in 2020. Rents are paid quarterly in advance. We are advised that the lease is granted outside of the provisions of The Landlord and Tenant Act 1954 (As amended).

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order of fit for the purpose. Prospective Purchasers/Lesseees are advised to obtain verification from their Solicitor or Surveyor. References to the tenure of this property are based on information supplied by our Clients. The Agent has not had sight of the Title Documents and prospective Purchasers/Lesseees are advised to obtain verification from their Solicitor.

These Particulars do not form, nor form any part of, an offer or contract. Neither Linays Commercial nor any of their employees has any authority to make or give further representations or warranties to the property

Rating Assessment

We understand from the Valuation Office Agency (VOA) website that the rates payable on the premises are £6,586.25 (2017/18 assessment). Interested parties are **strongly** advised to check the actual rates liability with the local authority directly.

Legal Costs

The ingoing assignee is to be responsible for the payment of both parties legal fees plus the freeholders legal fees.

VAT

We have been advised by our clients that VAT will **NOT** be payable upon the rental amount under current legislation.

Rental Deposit

The ingoing assignee is to provide a rental deposit of £4,500.00 to be held throughout the term of the lease by the freeholder.

Notes

We are advised by our clients that they have decided not to continue trading due to a change in personal circumstances. The property has recently been redecorated. Our clients will consider selling some of their existing fixtures and fittings at terms to be agreed.

Commercial Energy Performance Certificate

Energy Performance Certificate Non-Domestic Building



210a Broadway
BEXLEYHEATH
DA6 7BD

Certificate Reference Number:
9285-3097-0854-0400-9095

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **85**

This is how energy efficient the building is.

Technical Information

Benchmarks

Viewings

Available by prior appointment via Linays Commercial Limited.



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property@linays.co.uk

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